

Client View - Residential



MLS #	202004900	# of Beds	3
PID #	60189685	Master on Main Floor?	
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	1
Selling Price		Building Age	100
Address	383 Kingsburg Rd Lower Rose Bay NS B0J	Year Built	Unknown
		Total Fin SqFt (TLA)	1,843
		Square Footage (MLA)	1,843
		Building Dimensions	29.9 x 26.8 + 12.6 x 12 + 10.8 x 5
County	LUNENBURG	Lot Size	17,760 sq ft (.41 acres)
Type	Single Family	Garage	N
Style	Detached	Garage Details	
Waterfront	Y		
Frontage	115.00 Feet		
Prop Knwn As/Bdy of Water:	Rose Bay	Parking Details	2 driveways (one paved, one gravel)
		Zoning	NA
		Rental Income	

Listing Price \$590,000



Restr/Prot Covenants N

Directions to Property

Coming from Lunenburg, take scenic Route 332 (the Lighthouse Route) towards Riverport. Just past the Rose Bay General Store turn Left onto Kingsburg Road and head towards Kingsburg & Hirtle's Beach. Drive another 1.9 km to civic #383, on your left (ocean side). Realty sign posted.

Property Overview

FEAST YOUR EYES! Got a sweet tooth?...then help yourself to some real estate Eye Candy. This classic century home has enjoyed extensive updates & was completely renovated from top to bottom over the past 5 years making it a fully modern & stylish residence while retaining the best features of the original homestead. Step inside & prepared to be Wowed! A light infused interior illuminates the rich patina of refinished century-old plank floors, pristine white woodwork & exquisite finishes throughout. The family Chef will be delighted by the designer kitchen which is as stunning as the panoramic views from its wrap around quartz countertops. Main level principal rooms have a flow perfectly suited to modern living w/ an eye to casual comfort & elegant entertaining. The Living Rm with 2-sided fireplace opens to a covered veranda via 3 pairs of French doors, extending the living space to the outdoors in the warmer months. The same attention to detail continues upstairs where you'll find 3 beautiful bedrooms & 2 full baths w/ wonderful views from every room. Outside, beautiful landscaping surrounds the house w/ paths winding through a mix of perennial beds, rock walls, flowering shrubs & lawns sloping to shore. There are decks on all 4 sides of the house to soak in the sun at different times of the day while enjoying the variety of views captured by this special seaside property. As for location, you couldn't ask for a more picturesque Nova Scotia coastal setting. The property features 115' of direct oceanfrontage on the shores of sheltered Rose Bay with breathtaking views out over the water and along a pretty coastline dotted with fishermen's sheds & wharves. The

Room Sizes

Dining Room	Main Floor	16.10 x 12.3	Bedroom	2nd Level	14.8 x 8.2
Living Room	Main Floor	13.4 x 12.3 less jog	Laundry	2nd Level	8 x 5.3 plus jog
Kitchen	Main Floor	12 x 10.10	/Bath		(4-pc)
OTHER	Main Floor	14.8 x 9 (fireside sitting)			
Porch	Main Floor				
Foyer	Main Floor	6.5 x 4.5			
Bath 1	Main Floor	11.1 x 9.7			
Master Bedroom	2nd Level	6.11 x 2.3 (2-pc)			
Ensuite Bath 2	2nd Level	14.1 x 11.2			
Bedroom	2nd Level	13.6 x 5.5 (3-pc)			

Schools

Elementary School	Bluenose Academy
Middle/Jr School	Bluenose Academy
High School	Park View Education Centre
Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)
Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)
Fr Imm High School	Centre scolaire de la Rive Sud
Other	South Shore Waldorf School

Condo

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly

Mobile/Mini

Mobile/Leased Land Fees
Land Status
Pet Friendly

BUILDING STYLE	2 Storey
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Concrete
EXTERIOR FINISH	Vinyl
ROOF	Asphalt Shingle
FLOORING	Softwood
HEATING/COOLING TYPE	Fireplace, Forced Air, Furnace, Radiator
FUEL TYPE	Electric, Oil, Wood
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	None
DRIVEWAY/PARKING	Gravel, Multiple Driveways, Paved
STRUCTURES	Deck, Shed
FEATURES	Central Vacuum, Ensuite Bath, Wood Fireplace
APPLIANCES INCLUDED	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Water Softener
RENTAL EQUIPMENT	Propane Tank, Water Heater
WATER FRONTAGE	Bay, Ocean
WATER ACCESS/VIEW	Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean
LAND FEATURES	Landscaped, Sloping/Terraced, Year Round Road
COMMUNITY FEATURES	School Bus Service, Place of Worship, Beach



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca
RED DOOR REALTY - 16940



Listed By: RED DOOR REALTY - 16940

The above information is from sources believed reliable but should not be relied upon without verification.

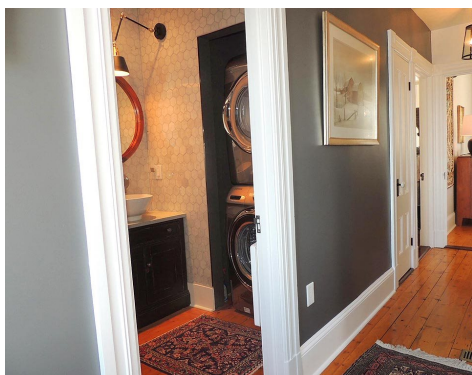
MLS # 202004900
List Price \$590,000
Status: ACT
Class: RE

Address 383 Kingsburg Rd
Community LWRROSE
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



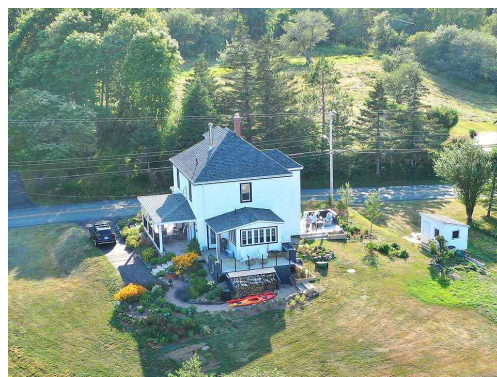
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